

# The Corporation of the City of Guelph

## By-law Number (2024) - 21009

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph as it affects the property municipally known 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph, (File# OZS24-007).

**WHEREAS** Section 34(1) of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

### The Council of the Corporation of the City of Guelph enacts as follows:

1. By-law Number (2023)-20790, as amended, is hereby further amended by transferring property legally described as Block K, Registered Plan 649 City of Guelph, and municipally known as 601 Scottsdale Drive from the existing "Site-specific Mixed Use Corridor with a Parking Adjustment Suffix and Holding Provisions" (MUC-2(PA)(H12)) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to an amended "Site-specific Mixed-use Corridor with a Parking Adjustment Suffix and Holding Provisions" Zone, to be known as the MUC-2(PA)(H) Zone.
2. The H12 "Holding Provisions" are deleted for 601 Scottsdale Drive and replaced with new H "Holding Provisions".
3. Section 18.9.2 of By-law Number (2023)-20790, as amended, is hereby further amended by deleting the text and replacing it in its entirety with the following:

18.9.2            MUC-2(PA)(H)

601 Scottsdale Drive

As shown on Defined Area Map 17 and Defined Area Map 18 of Schedule "A" of this **By-law**.

a)                Permitted Uses

In addition to the permitted **uses** under Section 7.2, Table 7.1 of **By-law** Number (2023)-20790, as amended, the following additional **uses** shall be permitted:

- **Apartment building** (permitted on the **first storey** of a **building**)
- **Residential Suites**

For the purposes of this **Zone**, the following definition shall apply:

**Residential Suites:** means a **building** containing five or more suites that are **used** to provide living accommodation where access to each suite is obtained through a common entrance or entrances from the street level and subsequently through a common hall or halls. Each suite shall contain bathroom facilities but does not have exclusive use of a kitchen.

b)                Regulations

In accordance with Table 7.6, Table 7.7, Table 7.8, Table 7.9 and Table 5.3 of the **By-law**, with the following exceptions and additions:

i.                Maximum Building Length

75 metres for **buildings** located within 15 metres of a **street** for the portion of the **building** adjacent to the **street**.

ii.               Active Entrance

When a building(s) or portion thereof is within 15 metres of an

existing and proposed arterial and/ or collector road, as identified in the **City's** Official Plan in force and effect on the effective date of this **by-law**, a minimum number of 1 **active entrance** for every 30 metres of **street line** shall be required for the portion of the **building** facing the **street**.

iii. **Minimum First Storey Height**

A minimum of 4.5 metres is required for the **first storey height** of the buildings.

iv. **Minimum First Storey Transparency**

40 % of the surface area of the **first storey** of a **building**, up to 4.5 m from the ground, shall be comprised of **transparent windows** and/or **active entrances** when a building is within 15 metres of an existing and proposed arterial and/or collector road, as identified in the **City's** Official Plan in force and effect on the effective date.

v. **Parking Space Dimensions**

Interior or exterior parking spaces must be a minimum width of 2.75 metres by a minimum length of 5.5 metres (excluding any obstructions).

vi. **Electric Vehicle Parking**

In accordance with Section 5.9 of the **By-law**.

vii. **Lot Line Definitions**

For the purpose of this **By-law**, the boundary of the lot along Scottsdale Drive shall be considered as the front property line.

For the purpose of this **By-law**, the boundary along Highway 6 shall be defined as the rear property line.

For the purpose of this **By-law**, the boundary adjacent to Stone Road West shall be defined as the exterior property line.

viii. **Maximum Residential Density**

Despite Table 7.6.B, a maximum **density** of 300 units per hectare shall be permitted.

ix. **Calculating Density**

For the purpose of determining the number of units, a **residential suite** shall be considered equivalent to a dwelling unit.

x. **Ministry of Transportation Setback**

Despite Table 7.7 of the Zoning By-law, the minimum rear yard (abutting Highway 6) setback shall be 25 metres, and the minimum exterior side yard (Stone Road West) setback shall be 14 metres, in accordance with Ministry of Transportation requirements.

xi. **Maximum Building Height**

Despite Table 7.8.C, the maximum **building height** shall be 14 storeys.

xii. **Distance Between Buildings**

Despite Table 7.8.E, the provision for maximum distance between **buildings** shall not apply.

xiii. **Angular Plane**

Despite Table 7.9.B, the provisions concerning **angular plane** shall not apply.

xiv. **Minimum Common Amenity Area**

Despite Table 7.8, the minimum required **common amenity area** shall be 6.8 square metres per **residential suite**.

xv. **Parking Rates**

Despite Table 5.3 (2), the minimum required parking rate shall be 0.28 spaces per **residential suite**, inclusive of visitor parking spaces.

xvi. **Bicycle Parking**

Despite Table 5.7, the minimum required bicycle parking space rate shall be 0.57 spaces per **residential suite**, for both short- and long-term spaces combined.

xvii. **Holding Provision**

Purpose: to ensure that development of the lands does not proceed until the Developer has completed certain conditions and paid associated costs to the satisfaction of the City.

Prior to the removal of the Holding provision (H), the Developer shall:

- a) Submit an updated stormwater management report to the satisfaction of the City Engineer/General Manager.
- b) Submit an updated Hydrogeological study that provides four full seasons of groundwater monitoring to the satisfaction of the City Engineer/General Manager.
- c) Submit updated grading, servicing plans and cost estimates to the satisfaction of the City Engineer/General Manager.
- d) Submit an updated noise study to the satisfaction of the City Engineer/General Manager.
- e) Submit an updated Transportation Impact Study to the satisfaction of the City Engineer/General Manager.
- f) Submit a detailed design and a detailed cost estimate for right of way improvements on Scottsdale Drive to the satisfaction of the City Engineer/General Manager.
- g) Submit a site plan that shows a new consolidated driveway access to the development that aligns with the existing mall access on the east side of Scottsdale Drive to the satisfaction of the City Engineer/General Manager.

4. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 17 and deleting Defined Area Map 18 and adding a new Defined Area Map 17 and new Defined Area Map 18 attached hereto as Schedule "A".
5. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Land Tribunal.

**Passed this thirteenth day of November, 2024.**

**Schedules:**

Schedule A: Defined Area Map 17 and Defined Area Map 18

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**Cam Guthrie, Mayor**

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**Garrett Meades, Acting Deputy City Clerk**